

Key: 2827

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 3.001

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
FRANKLIN RICHARD W II & ALYSHA M 54 SUSAN LANE BREWSTER, MA 02631				55-9-0				54 SUSAN LANE			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
FRANKLIN RICHARD W II & A RABERG BRUNO & HOWE MELIS RABERG BRUNO I &				09/30/2019	QS	377,000	32342-165				
				02/13/2013	F	1	27129-284				
				01/09/2008	QS	358,500	22594-346				

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1010	100	SINGLE FAMILY				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
662	09/30/2019	16	MLS REVIEW	377,000	06/25/2020	JMG	100	100
493	08/15/2013	7	ALTERATIONS	8,000	08/14/2014	RJM	100	100
	08/30/1999	5	OTHER	2,840			100	100

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	25,822	12	1.00	12K	1.00	A	1.00			230,160	246,990

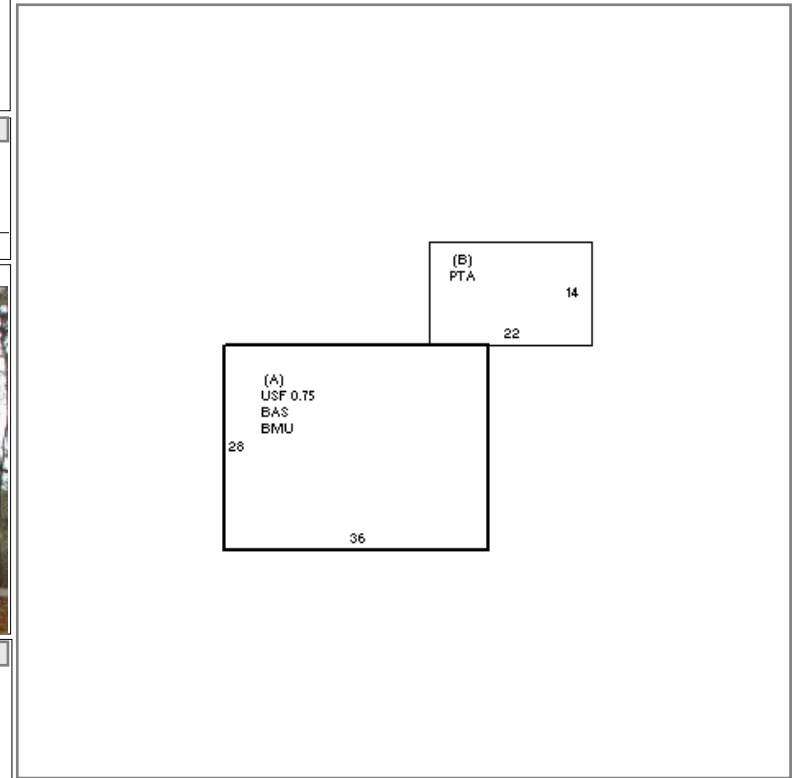
TOTAL	25,822 SF	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 12	NOTE				LAND	247,000	233,000
St Ind	SCHOOLHOUSE		BUILDING	377,500	356,500			
Infl	AVERAGE		DETACHED	900	900			
			OTHER	0	0			
			TOTAL	625,400	590,400			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO
PTD	A	1.00	30 0.70 12X12		144	9.00	900	03/22/2019



BUILDING	CD	ADJ	DESC	MEASURE	3/22/2019	NF
MODEL	1		RESIDENTIAL	LIST	11/28/2007	REO
STYLE	5	1.05	COLONIAL [100%]	REVIEW	6/25/2020	JMG
QUALITY	A	1.00	AVG [100%]			
FRAME	1	1.00	WD FRAME [100%]			

BLDG COMMENTS



YEAR BLT	1977	SIZE ADJ	1.000
NET AREA	1,764	DETAIL ADJ	1.000
\$NLA(RCN)	\$289	OVERALL	1.050

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	FLR & WALL	1.00
EXT COVER	2	CLAPBOARD	1.00
ROOF SHAPE	6	SALTBOX	1.00
ROOF COVER	1	ASPH/CMP SH	1.00
FLOOR COVER	3	W/W CARPET	1.00
INT FINISH	2	DRYWALL	1.00
HEATING/COOL	2	HOT WATER	1.00
FUEL SOURCE	1	OIL	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	1,008		59.29	59,761
A	BAS	L	BASE AREA	1,008	1977	274.35	276,549
A	USF	L	UPPER STORY FIN	756	1977	193.04	145,939
B	PTA	N	PATIO	308		14.19	4,371
	BMG	O	BSMT GARAGE	1		4,669.40	4,669
	F21	O	FPL 2S 1OP	1		10,658.60	10,659

TOTAL RCN	510,138
CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT/ELEC	A
EFF.YR/AGE	1981 / 42
COND	26 26 %
FUNC	0
ECON	0
DEPR	26 % GD 74
RCNLD	\$377,500